Box 4Y
GSRM

BILL GARRETT, Davidson County
Trans:T20140069074 DEEDWARR
Recvd: 09/16/14 10:37 2 pgs
Fees:13.00 Taxes:1256.90
20140916-0084722

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $ 339,701.23 Affiant Subscribed and sworn to before me this 5th day of September, 2014. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Cates Builders, LLC 112 Westwood Place, Ste. 220 Brentwood, TN 37027	New Owner	105-130Y-00100CO 105-130Y-00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven G. Cates. Trustee of The Cates Family 2007 Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cates Builders, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, certain tract or parcel of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A and Unit No. B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2211 11th Avenue South, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140717-0063382, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven G. Cates, Trustee of The Cates Family 2007 Trust by deed from Deep River Development, LLC of record in Instrument No. 20140522-0044374, dated May 19, 2014, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. All matters appearing on the Plan of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140717-0063382, Register's Office for said County.

4. Charter of 2211 11th Avenue South Townhouse Corporation of record in Instrument No. 20140717-0063383, Register's Office for said County.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5563, page 688, Register's Office for said County.

6. Rights of others in and to the common elements.

This is improved property known as: **2211 A and 2211 B 11th Avenue South, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of September, 2014.

The Cates Family 2007 Trust

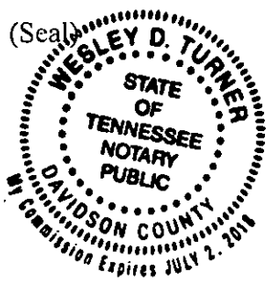
By: S. G. Cates, trustee
Steven G. Cates, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Cates, Trustee of The 2007 Cates Family Trust, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 15th day of September, 2014.

(Seal)



Notary Public

My Commission Expires: 11/05/2014